



ATTENTION

Probate cases on this calendar are currently under review by the probate examiners. Review of some probate cases may not be completed and therefore have not been posted.

If your probate case has not been posted please check back again later.

Thank you for your patience.

1 Wilma Ruth Manuel (Estate)**Case No. 0609019****Attorney David N. Knudson (for Cynthia Blackstock, Executor)****Second and Final Account and Report of Executor, for Statutory and Extraordinary Fees, and Final Distribution**

DOD: 10/8/1997		CYNTHIA BLACKSTOCK , daughter and Executor appointed on 8/26/1998, is Petitioner.	NEEDS/PROBLEMS/COMMENTS: Continued from 6/6/2016. The following issues from the last hearing remain:
Cont. from 022916, 041116, 060616		Account period: 10/1/2013 – 12/31/2015	<ol style="list-style-type: none"> Court records show the following fees previously waived totaling \$632.00 are due from Petitioner prior to distribution: <ul style="list-style-type: none"> Fees for 3 certified copies of ex parte order on 10/29/2012 of \$76.50; Fee for 1 copy of the Minute Order dated 10/5/2012 of \$.50; Fee for filing Probate Code § 850 petition on 10/25/2012 of \$435.00; Fee for filing an ex parte Motion to Consolidate of \$60.00; Fee for filing an ex parte Motion to Quash of \$60.00. Need declaration in support of attorney's extraordinary fee request. Petitioner states ANGELA MANUEL is deceased. Decedent's Will devises the real property on Pleasant to CYNTHIA BLACKSTOCK and ANGELA MANUEL as tenants in common, if they survive her, to be divided in equal shares. It appears based upon the Declaration Regarding Notice to Angela Manuel filed 5/20/1998 that ANGELA MANUEL survived the Decedent. Need confirmation of the date of death of ANGELA MANUEL by filing of a copy of her death certificate and an amended petition for final distribution. Need proposed order per Local Rule 7.1.1(F).
<input type="checkbox"/>	Aff.Sub.Wit.	Accounting - \$190,000.00	
<input checked="" type="checkbox"/>	Verified	Beginning POH- \$190,000.00	
<input checked="" type="checkbox"/>	Inventory	Ending POH - \$190,000.00 (real property)	
<input type="checkbox"/>	PTC	Executor - waives	
<input checked="" type="checkbox"/>	Not.Cred.	Attorney - \$6,700.00 (statutory; attorney agrees statutory compensation is to be a lien against the real property distributed to Petitioner;)	
<input type="checkbox"/>	Notice of Hrg	Attorney XO - Need declaration (for services listed on Pages 5 to 7 of Petition, including will and trust contest; petition to revoke probate; complaint for ejectment/confirm title; Washington State proceedings; preliminary injunction against foreclosure; unlawful detainer; recovery of funds from Edward Kent; to be a lien against the real property distributed to Petitioner;)	
<input type="checkbox"/>	Aff.Mail		
<input type="checkbox"/>	Aff.Pub.		
<input type="checkbox"/>	Sp.Ntc.		
<input type="checkbox"/>	Pers.Serv.		
<input type="checkbox"/>	Conf. Screen		
<input type="checkbox"/>	Letters		
<input type="checkbox"/>	Duties/Supp		
<input type="checkbox"/>	Objections		
<input type="checkbox"/>	Video Receipt		
<input type="checkbox"/>	CI Report	Costs - \$304.00 (filing fees, certified copies, transcripts)	
<input checked="" type="checkbox"/>	9202		
<input type="checkbox"/>	Order	X ~Please see additional page~	
<input type="checkbox"/>	Aff. Posting		
<input type="checkbox"/>	Status Rpt		
<input type="checkbox"/>	UCCJEA		
<input type="checkbox"/>	Citation		
<input checked="" type="checkbox"/>	FTB Notice		
			Reviewed by: LEG
			Reviewed on: 7/1/16
			Updates:
			Recommendation:
			File 1- Manuel

Petitioner states:

- With the exception of rejecting two creditor's claims, Petitioner has taken no action on the others (*Exhibit A lists the creditor's claims filed*); during the full course of administration of the estate, the estate has lacked sufficient funds to pay creditors claims;
- Franchise Tax Board claim filed 8/28/1998 for **\$348,196.00** was withdrawn; claim of **MICKEY MANUEL, SR.**, for **\$4,000,000.00** was rejected on 1/6/1999, and no action was brought on the rejected claim;
- The claim of **MICKEY MANUEL, SR.**, for **\$29,000.00** was filed 8/23/2012 after the claim filing period, the claim was rejected, an action was brought on the rejected claim [12CECL05667], and the action was consolidated into the probate action;
- After giving notice to beneficiaries and receiving no objections, Petitioner entered into an agreement encumbering the estate's real property on Pleasant in Fresno, which loan was necessary to cure back property taxes; the estates real property will be distributed subject to said encumbrance;
- *Partial Inventory No. 1* is the final inventory for the estate and shows all of the assets of the estate; no other assets have come into Petitioner's possession;
- The assets remaining for distribution consist of a residence with an appraised value of **\$190,000.00**; the estate consists of the Decedent's separate property;
- The estate has debts and expenses of administration which have not been paid; Petitioner proposes to distribute the residence subject to the recorded lien [*loan noted above*] and subject to a lien for expenses of administration, including statutory attorney fees and extraordinary fees approved by the Court;
- Decedent's will devises the real property on Pleasant to Petitioner and **ANGELA MANUEL**, Decedent's daughter, who subsequently died, resulting in the real property on Pleasant as distributable to Petitioner; Decedent's Will devises the residence in Kent, Washington to her grandchildren, **ALISHA WATTS**, **TSION MULUGETA**, and **LEONARD WILLIAMS**; that residence was misappropriated and stolen by Decedent's son, **MICKEY MANUEL, JR.**, and despite initiating ancillary proceedings in Washington State, no part of it was recovered, and the gift has lapsed;
- Decedent's Will devises tangible personal property to Petitioner, which she took possession of and declares the property had no significant value, for which she waives an accounting;
- Decedent's Will gives **\$1.00** to **MICKEY MANUEL, JR.**, with the intent that he be disinherited; Petitioner is unaware of his residence, save that she believes he is out of the state of California under threat of prosecution for criminal activity;
- Special Notice requested by the Franchise Tax Board was withdrawn; special notice was requested by **MICKEY MANUEL, SR.**, and Petitioner believes he died in the summer of 2015.
- **Distribution pursuant to Decedent's Will is to: CYNTHIA BLACKSTOCK** – residence on Pleasant in Fresno, subject to specified liens, as follows:
 - (a) The existing note and deed of trust of **~\$42,000.00**;
 - (b) Statutory fees payable to Attorney Knudson of **\$6,700.00**;
 - (c) Extraordinary fees payable to Attorney Knudson in an amount as approved by the Court **[Need amount]**;
 - (d) Costs advanced of **\$304.00**.

Attorney Jennifer L. Walters; Lisa M. Horton (for Petitioner Maria Alvarez-Garcia, Trustee)

Fourth Account Current and Report of Trustee; Petition for Its Settlement; for Allowance of Attorneys Fees and Costs Advanced; and for Reimbursement of Costs Advanced by Trustee

		MARIA ALVAREZ-GARCIA , Trustee, is Petitioner.	NEEDS/PROBLEMS/COMMENTS:
		Account period: 11/19/2014 – 12/15/2015	
		Accounting - \$192,797.19	Continued from 5/23/2016. Minute Order states counsel request 45 days. The following issues from the last hearing remain: 1. Need original bank account statements as of the close of accounting period pursuant to Probate Code § 2620(c), filed in a separate affidavit in accordance with Probate Code § 2620(c)(7). 2. Need Order for Withdrawal of Funds from Blocked Account for the payment of the requested attorney fees, reimbursement to Petitioner, and van repairs, if approved.
		Beginning POH - \$177,818.06	
		Ending POH - \$186,766.68	
Cont. from 052316		(\$154,943.10 is cash in blocked account)	
<input type="checkbox"/>	Aff.Sub.Wit.	Trustee - waives	
<input checked="" type="checkbox"/>	Verified	Trustee Expenses - \$2,370.56	
<input type="checkbox"/>	Inventory	(see below; for van maintenance and repairs; receipts attached at Exhibit C;)	
<input type="checkbox"/>	PTC	Attorney - \$2,961.50	
<input checked="" type="checkbox"/>	Notice of Hrg	(for services from 12/23/2014 to 3/31/2016; for .70 hours @ \$245/hour totaling \$171.50; and 12.4 hours @ \$225/hour totaling \$2,790.00;)	
<input checked="" type="checkbox"/>	Aff.Mail	Attorney Costs - \$435.00	
<input type="checkbox"/>	Aff.Pub.	(filing fee)	
<input type="checkbox"/>	Sp.Ntc.		
<input type="checkbox"/>	Pers.Serv.		
<input type="checkbox"/>	Conf. Screen		
<input type="checkbox"/>	Letters		
<input type="checkbox"/>	Duties/Supp		
<input type="checkbox"/>	Objections		
<input type="checkbox"/>	Video Receipt		
<input type="checkbox"/>	CI Report		
<input type="checkbox"/>	2620	X	
<input checked="" type="checkbox"/>	Order		
<input type="checkbox"/>	Aff. Posting		
<input type="checkbox"/>	Status Rpt		
<input type="checkbox"/>	UCCJEA		
<input type="checkbox"/>	Citation		
<input type="checkbox"/>	FTB Notice		

~Please see additional page~

Petitioner prays for an Order:

1. Approving, allowing and settling the Fourth Account and Report of the Trustee;
2. Approving all acts and transactions of the Trustee as set forth in the report;
3. Authorizing payment of the attorney fees and cost reimbursement;
4. Authorizing reimbursement to Petitioner for the **\$2,370.56** she paid for necessary repairs and maintenance for the Trust; and
5. Authorizing Petitioner to withdraw the sum of **\$3,957.86** from the blocked account for the necessary repairs and new tires on the van.

Note: Court will set a status hearing in one of the following alternatives:

- **Thursday, February 16, 2017 at 9:00 a.m. in Dept. 303** (1-year account) for filing of the 5th account;

OR

- **Thursday, February 22, 2018 at 9:00 a.m. in Dept. 303** (2-year account) for filing of the 5th account.

Pursuant Local Rule 7.5, if the document noted above is filed 10 days prior to the dates listed, the hearing will be taken off calendar and no appearance will be required.

Status Hearing Re: the Establishment of a Guardianship in Oregon

		<p>TALINA HURLEY, maternal grandmother, was appointed Guardian of the minors on 11/19/12.</p> <p>On 05/27/14, Guardian's Petition to Fix Residence Outside the State of California was granted.</p> <p>On 06/24/14, Debra Swenson, paternal grandmother, filed an Ex Parte Application for Temporary Restraining Order Preventing Guardian from Fixing Residence of Minors Outside of California and an Order Shortening Time on Petition to Terminate Order Fixing Minors Residence Outside of California. The Ex Parte Application was granted on 06/24/14 and set a hearing for 07/10/14.</p> <p>At the 07/10/14 hearing, the matter was set for a court trial on 07/24/14.</p> <p>At the Court trial on 07/24/14, the Court found that there was no detriment in allowing the children to move to Oregon and set this matter for a Status Hearing regarding the Establishment of a Guardianship in Oregon.</p> <p>Cover Sheet for Oregon Petition for Appointment of Guardian and Attached Documents filed 02/17/15 attaches a copy of a Petition for Appointment of Guardian in Washington County, Oregon.</p> <p>Status Report filed 12/08/15 states: since the last hearing, the Oregon court held a hearing on 11/30/15. The Oregon Judge set the matter for review on 06/27/16. The Oregon Judge also indicated that he had been in contact with Judge Kazanjian and that the California guardianship will remain in full force and effect until the Oregon matter gets set aside.</p>	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p><u>Minute Order 1/11/16:</u> The Oregon Court has a review hearing set for 6/27/16.</p> <p>1. Need proof of establishment of guardianship or equivalent in Oregon or written status report per Local Rule 7.5.</p>
<p>Cont. from 012615, 030915, 060115, 062915, 080315, 083115, 102615, 011116</p>			
<input type="checkbox"/>	Aff.Sub.Wit.		
<input type="checkbox"/>	Verified		
<input type="checkbox"/>	Inventory		
<input type="checkbox"/>	PTC		
<input type="checkbox"/>	Not.Cred.		
<input type="checkbox"/>	Notice of Hrg		
<input type="checkbox"/>	Aff.Mail		
<input type="checkbox"/>	Aff.Pub.		
<input type="checkbox"/>	Sp.Ntc.		
<input type="checkbox"/>	Pers.Serv.		
<input type="checkbox"/>	Conf. Screen		
<input type="checkbox"/>	Letters		
<input type="checkbox"/>	Duties/Supp		
<input type="checkbox"/>	Objections		
<input type="checkbox"/>	Video Receipt		
<input type="checkbox"/>	CI Report		
<input type="checkbox"/>	9202		
<input type="checkbox"/>	Order		
<input type="checkbox"/>	Aff. Posting		
<input type="checkbox"/>	Status Rpt		
<input type="checkbox"/>	UCCJEA		
<input type="checkbox"/>	Citation		
<input type="checkbox"/>	FTB Notice		
			<p>Reviewed by: JF/skc</p> <p>Reviewed on: 7/1/16</p> <p>Updates:</p> <p>Recommendation:</p> <p>File 3- Swenson</p>

Probate Status Hearing RE: Filing of the First Account

DOD: 04/12/13	JEOFFERY SPEER , son, was appointed Administrator of the Estate without bond and with full IAEA on 11/18/13. Letters of Administration were issued on 11/20/13.	NEEDS/PROBLEMS/COMMENTS:
Cont. from 101915, 011116	On 10/07/14, at a status hearing regarding filing of the Inventory & Appraisal, the Court removed Jeoffery Speer as Administrator and, on its own motion, appointed the Public Administrator.	Minute Order 1/11/16: Ms. Kruthers requests six months.
Aff.Sub.Wit.		1. Need First Account or Petition for Final Distribution or written status report per Local Rule 7.5.
Verified		
Inventory	Note: On 2-3-15, Jeoffery Speer, former Administrator, filed an Inventory and Appraisal; however, the document is incomplete.	
PTC		
Not.Cred.	Minute Order from hearing on 02/09/15 set this matter for status regarding filing of the Account/Petition for Distribution.	
Notice of Hrg		
Aff.Mail	Status Report Regarding Final Distribution filed 12/30/15 states: The former administrator filed an Inventory & Appraisal on 02/03/15 listing two parcels of real property as the only assets of the estate. The address on the first parcel on N. Chance in Fresno is incorrect, but the APN is correct. The property at 6645 E. Cornell, Fresno was sold by Jeoffery Speer on 02/04/14 for \$258,730.00. The property was appraised at \$245,000.00. The N. Chance property is secured by a Deed of Trust from Fresno County Federal Credit Union (FCFCU). It appears that there is an impound account for the payment of taxes on this property. The PA visited the Speer property on N. Orchard. The property is occupied by a woman named Heidi Fail, she grew up with the Speer children and has an agreement to live in the property arranged by Eli Speer. She pays \$850.00 per month directly to Daniel Speer's account at FCFCU, which is why the property has not gone into foreclosure. The Public Administrators file contains a copy of an e-mail apparently written, printed and then signed by the decedent on the same day he was found deceased. The PA does not believe this is a valid will and intestate distribution will be the same as if it was a valid will. Jeoffery Speer's siblings all signed waivers of bond and therefore there is no bond from which to collect a judgment. Jeoffery Speer has not returned calls made to him. The PA will contact the other heirs to find out how they would like the PA to proceed, including possible surcharge against Jeoffery Speer. The PA will also contact the tenant to determine if she would like to buy the property. The PA requests the next status hearing be set no sooner than six months from this hearing.	
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		Reviewed by: JF/skc
Status Rpt		Reviewed on: 7/1/16
UCCJEA		Updates:
Citation		Recommendation:
FTB Notice		File 5 – Speer

Administrator: Connelly, Betty Ann (Pro Per – Administrator – Petitioner)

**(1) Proof for Final Distribution on Waiver of Accounting and
(2) for Allowance of Statutory Commissions**

DOD: 6/20/13		BETTY ANN CONNELLY , Mother and Administrator with Full IAEA without bond, is Petitioner.	NEEDS/PROBLEMS/COMMENTS:
Cont From 020915, 050415, 091415, 041816, 060616		Petitioner is the sole heir and waives accounting.	<u>Minute Order 6/6/16:</u> Examiner notes given.
<input type="checkbox"/>	Aff.Sub.Wit.	I&A: \$295,528.15	
<input checked="" type="checkbox"/>	Verified	POH: \$42,955.29 (cash)	
<input checked="" type="checkbox"/>	Inventory	Administrator (Statutory): \$8,910.56	<u>Minute Order 4/18/16:</u> Examiner notes provided in open court.
<input checked="" type="checkbox"/>	PTC		
<input checked="" type="checkbox"/>	Not.Cred.	Closing: \$1,000.00	
<input checked="" type="checkbox"/>	Notice of Hrg	Petitioner states the decedent's real property was sold and the decedent's personal effects were distributed to the heirs to avoid storage expense.	<u>Minute Order 9/14/15:</u> Ms. Connelly requests a continuance to April in order to resolve the creditor's claim, which is from an auto accident case that the decedent was involved in. The Court directs Ms. Connelly to file a written status report at least a week in advance of the 4/18/16 hearing.
<input checked="" type="checkbox"/>	Aff.Mail		
	Aff.Pub.		
	Sp.Ntc.		
	Pers.Serv.	Petitioner requests distribution pursuant to intestate succession as follows:	<u>Note:</u> Petitioner filed a Declaration on 4/8/16 regarding 14CECG01135. See Page 2.
	Conf. Screen	Betty Ann Connelly: Entire estate	The following issues remain noted:
<input checked="" type="checkbox"/>	Letters	7-25-14	<u>SEE PAGE 2</u>
	Duties/Supp		
	Objections		
	Video Receipt		
	CI Report		
<input checked="" type="checkbox"/>	9202		
	Order	X	
	Aff. Posting		
	Status Rpt		
	UCCJEA		
	Citation		
<input checked="" type="checkbox"/>	FTB Notice		
			Reviewed by: skc
			Reviewed on: 7/1/16
			Updates:
			Recommendation:
			File 6 – Connelly

Page 2

Declaration filed 4/8/16 states: Please find attached copy of court paperwork showing Fresno County Court Case No. 14CECG01135, Jacklyn Kurisu v. Regina Connelly, was continued from 1/4/16 to 11/28/16. (Attached is a Stipulation and Order to Continue Trial.)

NEED/PROBLEMS/COMMENTS: The following issues remain noted:

1. Petitioner states at #6 that no claims were filed against the estate; however, a Creditor's Claim was filed on 10/27/14 by Attorney David Milligan for Claimant Jacklyn Kurisu in connection with damages arising out of a motor vehicle accident of \$314,000.00, with reference to Case #14CECG01135. Therefore, need Allowance or Rejection of Creditor's Claim (DE-174) and proof of service pursuant to Probate Code §9250.

Note: If rejected, a creditor has 90 days to act on the rejection.

Note: Pursuant to Probate Code §10954(c), notwithstanding the waiver of accounting by the heir, an unpaid creditor may petition for an accounting.

2. Court records indicate that the Estate of Regina Ann Connelly (presumably Petitioner as Administrator) filed an Answer on 12/14/14 to a complaint in 14CECG01135. Therefore, it does not appear that this estate is in a position to close. Need clarification regarding this matter.

Update: Declaration filed 6/23/16 provides information for clarification: The decedent was involved in an automobile accident on 6/25/12. Following the decedent's death on 6/20/13, the plaintiff in 14CECG01136 sued for damages caused by the accident. The decedent had been insured with AAA Insurance, and they retained counsel to handle defense in this matter, Richard Aharonian, Esq. On 12/14/14, Mr. Aharonian filed an answer to the complaint. The case has been continued and mandatory settlement conference is scheduled for 11/9/16. Mr. Milligan, attorney for plaintiff, sent a letter to Mr. Aharonian on 6/9/16, and Mr. Aharonian replied 6/17/16 with requested stipulations.

3. Need proof of service of Notice of Hearing with a copy of the petition at least 15 days prior to the hearing pursuant to Probate Code §1252 and Request for Special Notice filed 10/30/14 on David Milligan (Attorney for Creditor Jacklyn Kurisu)

Update: Notice of Hearing filed 6/7/16 does not indicate that a copy of the petition was served with the Notice of Hearing, as required by §1252.

4. Need Order pursuant to Local Rules 7.1.1.F. and 7.6.1.

Petitioner

Delgadillo, Yoana Alvarez (Pro Per – Mother – Petitioner)

Guardian

Soto, Leonarda (Pro Per – Paternal Grandmother – Guardian)

Probate Status Hearing RE: Visitation

		<p>YOANA ALVAREZ DELGADILLO, Mother, filed a Petition for Termination of Guardianship on 8/24/15.</p> <p>At the hearing on 10/26/15, visitation was ordered and the matter was continued to 11/2/15. See Minute Order of 10/26/15 for details.</p> <p>On 11/2/15, the petition was denied, and the Court ordered that supervised visitation continue on Tuesdays from 4-6pm at an agreed-upon location in Huron and on Fridays from 4-6pm at the McDonald's in Coalinga. The Court ordered Ms. Soto (Guardian) not to bring her other grandchildren to the visit.</p> <p>The Court set this status hearing regarding the visitation.</p> <p style="text-align: center;">See file for details.</p>	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p><u>Minute Order 6/6/16:</u> Court interpreter interprets for Ms. Soto. The Court orders unsupervised visits with the mother every Saturday from 10-6. The Court also orders a letter from the therapist regarding the recommendation on unsupervised overnight visits with the mother. This letter is to be filed by 6/27/16 and needs to be mailed to everyone entitled to notice. Child is not allowed to go see the father at this time.</p> <p><u>Note:</u> See Minute Order of 11/30/15 re visitation for Yoana Delgadillo and minute order of 1/25/16 re counseling.</p>
Cont. from 113015, 012516, 050216, 060616			
Aff.Sub.Wit.			
Verified			
Inventory			
PTC			
Not.Cred.			
Notice of Hrg			
Aff.Mail			
Aff.Pub.			
Sp.Ntc.		<p>Reviewed by: skc</p> <p>Reviewed on: 7/1/16</p> <p>Updates:</p> <p>Recommendation:</p> <p>File 7 - Soto</p>	
Pers.Serv.			
Conf. Screen			
Letters			
Duties/Supp			
Objections			
Video Receipt			
CI Report			
9202			
Order			
Aff. Posting			
Status Rpt			
UCCJEA			
Citation			
FTB Notice			

	DAVID N. WASHINGTON, JR., son, was appointed Conservator of the Person and Estate on 4/30/2014 with bond set at \$65,000.00.	NEEDS/PROBLEMS/COMMENTS: 1. Need Next Account or current written status report pursuant to Local Rule 7.5 which states in all matters set for status hearing verified status reports must be filed no later than 10 days before the hearing. Status Reports must comply with the applicable code requirements. Notice of the status hearing, together with a copy of the Status Report shall be served on all necessary parties.
Cont. from	Proof of Increased Bond was filed 6/6/2014, and Letters issued on 6/6/2014.	
Aff.Sub.Wit.		
Verified		
Inventory	Final Inventory and Appraisal filed 7/3/2014 shows an estate value of \$229,634.54.	
PTC		
Not.Cred.		
Notice of Hrg		
Aff.Mail	Order Settling First Account was filed on 01/11/2016.	
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.	Minute Order dated 01/11/2016 set this Status Hearing for the filing of the Next Accounting.	
Conf. Screen	Minute Order states: For the record, the Court inquired as to the expenses being half of what the income is for the rental properties, and the Court will be looking at that issue in the next accounting period, which will run from 01/02/2015 through 12/31/2015.	
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		Reviewed by: LV
Status Rpt		Reviewed on: 07/01/2016
UCCJEA		Updates:
Citation		Recommendation:
FTB Notice		File 8- Baker

Petitioner Ortiz Sr., Alex (Pro Per – Father)

Petition for Visitation

Alex age: 6 years		<p>ALEX ORTIZ, SR., Father, is petitioner.</p> <p>NORMA LEYVA, paternal grandmother, was appointed successor guardian on 9/24/14. Served by mail on 04/13/2016.</p> <p>Mother: SELINA GUTIERREZ, served by mail on 04/13/2016.</p> <p>Petitioner states: he is requesting unsupervised visits and time with his children. He has had supervised visits by his mother and grandmother for the past two years. Petitioner states he has been drug free for the past two years and two months. He is living with his mother, the guardian, and the children and would like to be able to send the children to school and help care for them. Petitioner states he would like to be able to care for the children without a supervisor or babysitter so that he can show the court that he is able to be a responsible loving parent. Petitioner states he has been working and has been contributing financially for the children. Petitioner has been taking part in counseling with Alex, Jr. and all school meetings for both children. Petitioner is working with Julian's therapy for his autism. Petitioner states this will be a step towards reunification and getting his parental rights back.</p>	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>Minute Order of 05/23/2016: The Court orders the Court Investigator to interview Alex Ortiz, Sr., Norma Leyva, and the minors and report back to the Court with a recommendation regarding the request for unsupervised visits.</p> <p>Current Visitation: It appears that the father was given supervised visits pursuant to minute order of 07/08/2014 however it is not specific as to days and times. Mother's visitation pursuant to the minute order of 02/02/2016 is every other weekend commencing 02/05/2016.</p>
Julian age: 4 years			
Cont. from 052316			
	Aff.Sub.Wit.		
✓	Verified		
	Inventory		
	PTC		
	Not.Cred.		
✓	Notice of Hrg		
✓	Aff.Mail	w/	
	Aff.Pub.		
	Sp.Ntc.		
	Pers.Serv.		
	Conf. Screen		
	Letters		
	Duties/Supp		
	Objections		
	Video Receipt		
	CI Report		
	9202		
	Order	x	
	Aff. Posting		
	Status Rpt		
	UCCJEA		
	Citation		
	FTB Notice		
			<p>Reviewed by: LV</p> <p>Reviewed on: 07/05/2016</p> <p>Updates:</p> <p>Recommendation:</p> <p>File 9- Ortiz</p>

DOD: 09/09/2014	JOHN PARKER , friend, was appointed Executor with full IAEA without bond on 03/30/2015.	NEEDS/PROBLEMS/COMMENTS:
	Letters issued on 03/30/2015.	10B is the Order to Show Cause.
Cont. from 060616		Minute Order of 06/06/2016: NO APPEARANCES. The Court issues an Order to Show Cause to Heather Weare as to why she should not be sanctioned for her failure to appear and as to John Parker as to why he should not be removed as Executor for failure to file the First Account. Ms. Weare and Mr. Parker are each ordered to be personally present in court or present via CourtCall on 07/11/2016.
Aff.Sub.Wit.	Inventory and Appraisal Partial No. 1 was filed 05/14/2015 showing an estate valued at \$20,000.00.	
Verified		
Inventory	Inventory and Appraisal Partial No. 2 was filed on 06/02/2015 showing an estate valued at \$507,200.00.	
PTC		
Not.Cred.		
Notice of Hrg	Final Inventory and Appraisal filed 09/14/2015 shows an estate valued at \$45,869.85.	
Aff.Mail	Supplemental Inventory and Appraisal filed 06/01/2016 shows an estate valued at \$750.00.	
Aff.Pub.		
Sp.Ntc.	Minute Order of 03/30/2015 state this status hearing for the filing of the First and Final Account.	
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report	Report of Status of Administration and Request for Extension of Time to Administer Estate filed 06/30/2016 states the estates is not in a condition to be closed for the following reasons: There remains three undeveloped parcels of land, which the estate has been unable to close escrow on. The Executor is now working with a realtor, to determine if a public auction would be in the best interest of the estate, so that the estate may be closed.	
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice	Wherefore, the petition prays for an Order of this Court that: <ol style="list-style-type: none"> 1. The Report of Status of Administration of this Estate is approved as filed; 2. The time for administering the Estate be extended for six months; and 3. For such other and further orders as the Court may deem proper. 	
		Reviewed by: LV
		Reviewed on: 07/05/2016
		Updates:
		Recommendation:
		File 10A- Stocchetti

Order to Show Cause

DOD: 09/09/2014	JOHN PARKER , friend, was appointed Executor with full IAEA without bond on 03/30/2015.	NEEDS/PROBLEMS/COMMENTS:
	Letters issued on 03/30/2015.	
	Minute Order of 06/06/2016 set this Order to Show Cause.	
Cont. from		
Aff.Sub.Wit.		
Verified		
Inventory		
PTC		
Not.Cred.		
Notice of Hrg		
Aff.Mail		
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice	<p>Minute Order of 06/06/2016: NO APPEARANCES. The Court issues an Order to Show Cause to Heather Weare as to why she should not be sanctioned for her failure to appear and as to John Parker as to why he should not be removed as Executor for failure to file the First Account. Ms. Weare and Mr. Parker are each ordered to be personally present in court or present via CourtCall on 07/11/2016.</p> <p>Clerk's Certificate of Mailing indicates that a copy of the Court's minute order filed 06/06/2016 was mailed to Heather Weare, Esq. and John Parker on 06/10/2016.</p> <p>Declaration Regarding Failure to Appear, and Status of the Estate filed 07/01/2016 states it is through no fault of Ms. Weare's client, John Parker, that she failed to appear at the hearing set on 06/06/2016. Ms. Weare states it was her incorrect belief that if the Final Accounting was filed before that date that no appearance would be necessary. However, Ms. Weare states she understands the Court would like an update on the status of the case. All assets of the estate have now been inventoried. The largest piece of real property has been sold and the proceeds placed into the estate account. Prior to the sale, the house was flooded and this delayed the sale process, while the Executor dealt with clean up and insurance claims. There continues to be three parcels of vacant land, which are listed for sale. It has been very difficult to sell these parcels, due to the lack of wells on the parcels. The parcels were in escrow several months ago, but the buyer backed out. The Executor, is looking into having wells drilled on at least one parcel and selling them as a group, in order to expedite the sale of the land. In addition, the Executor has been discussing with the realtor, the possibility of selling the property at auction.</p> <p><u>Please see additional page</u></p>	
		Reviewed by: LV
		Reviewed on: 07/05/2016
		Updates:
		Recommendation:
		File 10B- Stocchetti

As of two months ago Ameriprise finally released the cash assets of the decedent to the estate, so all cash assets are now in the estate account.

With the exception of one vehicle, all personal property has been sold and the proceeds placed into the estate account. The true ownership of the vehicle was previously in dispute, as several of the decedent's relatives were claiming ownership, but this has been resolved and the vehicle was inventoried in a supplemental accounting as of May 20, 2016. The estate sale took some time to complete as the decedent had accumulated many personal belongings during her lifetime, which filled her home.

Within the next 20 days, the Executor will be filing a Petition for Preliminary Distribution, to distribute to Donny Barker, the specific gift of real property listed in the decedent's will as well as a full status report. The Executor will respectfully request another six months in which to auction the remaining property and settle the estate.

Attorney Michael P. Dowling (for Co-Executors Ruth A. Shepherd and Margaret L. Skinner)

Probate Status Hearing Re: Filing of the First and/or Final Account

DOD: 1/29/2015	RUTH A. SHEPHERD and MARGARET L. SKINNER , daughters, were appointed Co-Executors with Full IAEA authority with \$728,000.00 bond on 5/11/2015. <i>Proof of Bond</i> was filed 6/18/2015.	NEEDS/PROBLEMS/COMMENTS: 1. Need first and final account, or verified status report pursuant to Probate Code § 12200, and proof of service of notice of the status hearing pursuant to Local Rule 7.5(B).
Cont. from	Letters issued on 6/18/2015.	
Aff.Sub.Wit.	Pursuant to Probate Code § 8800(b) , Partial No. 1 <i>Inventory and Appraisal</i> was filed 9/15/2015 ; and Partial No. 2 and <i>Final Inventory and Appraisal</i> was filed 11/18/2015 showing a total estate value of \$944,215.05 .	
Verified	Pursuant to Probate Code § 12200 , first account and/or petition for final distribution was due 6/18/2016 .	
Inventory		
PTC		
Not.Cred.		
Notice of Hrg		
Aff.Mail		
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.	Minute Order dated 5/11/2015 from the hearing on the petition for probate set this status hearing on 7/11/2016 for filing of the first account and/or petition for final distribution.	
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		
		Reviewed by: LEG
		Reviewed on: 7/1/16
		Updates:
		Recommendation:
		File 11- Dickinson

12A In Re: The Ostergaard Family Trust**Case No. 15CEPR00449**

Attorney: Michael M. Buettner (for Trustee Michael Mehling)

Attorney: C. Russell Georgeson (co-counsel for Michael Mehling)

Attorney: Mark E. Chielpegian (for Petitioner Karlene L. Stefani)

Petition to Modify First Amendment

		KARLENE L. STEFANI is petitioner. Please see petition for details. Trustee Michael Mehling's Opposition to Petition to Modify First Amendment filed on 1/25/16.	NEEDS/PROBLEMS/COMMENTS: Continued from 6/14/16.	
Cont. from 012616, 051716, 061416				
	Aff.Sub.Wit.			
✓	Verified			
	Inventory			
	PTC			
	Not.Cred.			
✓	Notice of Hrg			W/
	Aff.Mail			
	Aff.Pub.			
	Sp.Ntc.			
	Pers.Serv.			
	Conf. Screen			
	Letters			
	Duties/Supp			
	Objections			
	Video Receipt			
	CI Report			
	9202			
✓	Order			
	Aff. Posting			
	Status Rpt			
	UCCJEA			
	Citation			
	FTB Notice			
			Reviewed by: KT	
			Reviewed on: 7/5/16	
			Updates:	
			Recommendation:	
			File 12A- Ostergaard	

12A

12B In Re: The Ostergaard Family Trust**Case No. 15CEPR00449****Attorney: Michael M. Buettner (for Trustee Michael Mehling)****Attorney: C. Russell Georgeson (co-counsel for Michael Mehling)****Attorney: Mark E. Chielpegian (for Karlene L. Stefani)****Probate Status Hearing RE: Trial Readiness in Light of the Court's Ruling**

	Trustee, MICHAEL MEHLING , filed a petition Instructing Trustee.	NEEDS/PROBLEMS/COMMENTS: Continued from 6/14/16.
	The Petition Instructing Trustee is currently set for trial on 9/13/16.	
Cont. from 051716, 061416		
Aff.Sub.Wit.	On 11/20/15, beneficiary, KARLENE STEFANI, filed a Motion to Compel Further Responses to Discovery. – On 1/26/16 the court took the matter under submission. Order on Motion to Compel Further Responses to Discovery was signed on 4/4/16.	
Verified		
Inventory		
PTC		
Not.Cred.		
Notice of Hrg	On 11/23/15, beneficiary, KARLENE STEFANI, filed a Petition to Modify First Amendment (please see page 9A).	
Aff.Mail		
Aff.Pub.		
Sp.Ntc.	On 12/3/15, beneficiary, KARLENE STEFANI, filed a Petition to Compel Trustee to Account, Remove Trustee and Appoint Successor and Surcharge Trustee for Breaches of Trust (please see page 9C)	
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp	Minute order dated 1/26/16 ordered Counsel to pursue mediation forthwith and set this status hearing re Trial Readiness in Light of the Court's Ruling.	
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting	Please see additional page	
Status Rpt		
UCCJEA		
Citation		
FTB Notice		

Reviewed by: KT
Reviewed on: 7/5/16
Updates:
Recommendation:
File 12B- Ostergaard

12B

Status Report of Michael Mehling, Trustee of the Ostergaard Family Trust was filed on 5/6/16. Trustee states Discovery has been propounded in the Petition Instructing Trustee. Petition Instructing Trustee is currently set for trial on 9/13/16.

Petitions to be set for trial on 5/17/16 include:

1. Petition to Modify Trust Amendment.
2. Petition to Compel Trustee to Account, Remove Trustee and Appoint Successor Trustee and Surcharge Trustee for Breach of Trust.

Time for trial is estimated as follows:

2 days for the Petition Instructing Trustee.

1 day for the Petition to Modify First Amendment.

4 days for the Petition to Compel Trustee to Account, Remove Trustee and Appoint successor Trustee and Surcharge for breach of Trust.

Settlement and Mediation:

An all-day mediation was held with Retired Justice Steven M. Vartabedian on 4/7/16. No settlement was reached that day. He however did agree to make himself available for further mediation.

Settlement potential: Because of recent and continued discussions between counsel, Trustee, Michael Mehling, is optimistic a negotiated resolution can be reached between the Trustee and all beneficiaries on outstanding matters.

Requested Action:

1. Order all the parties, Trustee and Beneficiaries to engage in further settlement discussions and to utilize the services of Retired Justice Steven M. Vartabedian to assist in settlement negotiations of all issues.
2. Set the hearing (trial) on all Petitions presently pending for September 13, 2016, setting aside 5 days for trial of all pending petitions.

12C In Re: The Ostergaard Family Trust**Case No. 15CEPR00449**

Attorney: Michael M. Buettner (for Trustee Michael Mehling)

Attorney: C. Russell Georgeson (co-counsel for Michael Mehling)

Attorney: Mark E. Chielpegian (for Petitioner Karlene L. Stefani)

Petition to 1) Compel Trustee to Account, 2) Remove Trustee and Appoint Successor, and 3) Surcharge Trustee for Breaches of Trust

		KARLENE L. STEFANI is petitioner. Please see petition for details. Trustee Michael Mehling's Opposition to Petition to 1) Compel Trustee to Account, 2) Remove Trustee and Appoint Successor, and 3) Surcharge Trustee for Breaches of Trust filed on 1/25/16.	NEEDS/PROBLEMS/COMMENTS: Continued from 6/14/16. Petition does not name a proposed successor trustee. Order contains a place to insert a date for a hearing for the purpose of nominating and appointing a successor trustee. Order also contains a place to insert a date for a hearing for the purpose of surcharging Trustee, Michael Mehling.	
Cont. from 012616, 051716, 061416				
	Aff.Sub.Wit.			
✓	Verified			
	Inventory			
	PTC			
	Not.Cred.			
✓	Notice of Hrg			
✓	Aff.Mail			W/
	Aff.Pub.			
	Sp.Ntc.			
	Pers.Serv.			
	Conf. Screen			
	Letters			
	Duties/Supp			
	Objections			
	Video Receipt			
	CI Report			
	9202			
✓	Order			
	Aff. Posting			
	Status Rpt			
	UCCJEA			
	Citation			
	FTB Notice			
Reviewed by: KT				
Reviewed on: 7/5/16				
Updates:				
Recommendation:				
File 12C- Ostergaard				

Probate Status Hearing RE: Filing of the Inventory and Appraisal

DOD: 10/6/2015	BRYAN BRUNO , son, was appointed executor with full IAEA without bond on 2/1/2016.	NEEDS/PROBLEMS/COMMENTS:
	Letters issued 2/1/2016.	
Cont. from 052316	Minute order dated 2/1/2016 set this status hearing re: the filing of the inventory and appraisal.	Minute order dated 5/23/2016 states Bryan Bruno is directed to contact Rick Smith to have the items properly valued.
Aff.Sub.Wit.	I&A filed 5/18/2016 – \$244,663.33 – see note 1	
Verified		1. The inventory and appraisal (I&A) filed 5/18/2016 was not appraised by the Probate Referee as required pursuant to Probate Code 8900 et seq.
Inventory		
PTC		
Not.Cred.		
Notice of Hrg		
Aff.Mail		
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		
		Reviewed by: SEF
		Reviewed on: 7/5/2016
		Updates:
		Recommendation:
		File 14- Bruno

DOD: 11/28/2015		JON M. GRAY, son, was appointed Administrator with full IAEA authority without bond on 02/08/2016.	NEEDS/PROBLEMS/COMMENTS:
		Letters issued on 02/08/2016.	OFF CALENDAR. Final Inventory and Appraisal filed 06/29/2016.
Cont. from		Minute Order of 02/08/2016 set this Status Hearing for the filing of the Inventory and Appraisal.	1. Need Inventory and Appraisal or current written status report pursuant to Local Rule 7.5 which states in all matters set for status hearing verified status reports must be filed no later than 10 days before the hearing. Status Reports must comply with the applicable code requirements. Notice of the status hearing, together with a copy of the Status Report shall be served on all necessary parties.
Aff.Sub.Wit.			
Verified			
Inventory			
PTC			
Not.Cred.			
Notice of Hrg			
Aff.Mail			
Aff.Pub.			
Sp.Ntc.			
Pers.Serv.			
Conf. Screen			
Letters			
Duties/Supp			
Objections			
Video Receipt			
CI Report			
9202			
Order			
Aff. Posting			
Status Rpt			
UCCJEA			
Citation			
FTB Notice			
			Reviewed by: LV
			Reviewed on: 07/01/2016
			Updates: 07/05/2016
			Recommendation:
			File 15- Gray

DOD: 03/11/2015		SANAE N. SHMULL , sister, was appointed Administrator with Will Annexed with full IAEA authority, with bond set at \$405,410.00 on 02/08/2016.	NEEDS/PROBLEMS/COMMENTS:
			2. Need Inventory and Appraisal or current written status report pursuant to Local Rule 7.5 which states in all matters set for status hearing verified status reports must be filed no later than 10 days before the hearing. Status Reports must comply with the applicable code requirements. Notice of the status hearing, together with a copy of the Status Report shall be served on all necessary parties.
Cont. from		Receipt of Bond was filed in the amount of \$405,410.00 on 02/17/2016.	
<input type="checkbox"/>	Aff.Sub.Wit.		
<input type="checkbox"/>	Verified	Letters issued on 02/17/2016.	
<input type="checkbox"/>	Inventory		
<input type="checkbox"/>	PTC		
<input type="checkbox"/>	Not.Cred.	Minute Order of 02/08/2016 set this Status Hearing for the filing of the Inventory and Appraisal.	
<input type="checkbox"/>	Notice of Hrg		
<input type="checkbox"/>	Aff.Mail		
<input type="checkbox"/>	Aff.Pub.		
<input type="checkbox"/>	Sp.Ntc.		
<input type="checkbox"/>	Pers.Serv.		
<input type="checkbox"/>	Conf. Screen		
<input type="checkbox"/>	Letters		
<input type="checkbox"/>	Duties/Supp		
<input type="checkbox"/>	Objections		
<input type="checkbox"/>	Video Receipt		
<input type="checkbox"/>	CI Report		
<input type="checkbox"/>	9202		
<input type="checkbox"/>	Order		
<input type="checkbox"/>	Aff. Posting		Reviewed by: LV
<input type="checkbox"/>	Status Rpt		Reviewed on: 07/01/2016
<input type="checkbox"/>	UCCJEA		Updates:
<input type="checkbox"/>	Citation		Recommendation:
<input type="checkbox"/>	FTB Notice		File 16- Obak

Probate Status Hearing RE: Proof of Bond

Age:			NEEDS/PROBLEMS/COMMENTS: <u>OFF CALENDAR</u> Bond Filed 5/23/16; Letters issued 5/23/16
DOD:			
Cont. from			
	Aff.Sub.Wit.		
	Verified		
	Inventory		
	PTC		
	Not.Cred.		
	Notice of Hrg		
	Aff.Mail		
	Aff.Pub.		
	Sp.Ntc.		
	Pers.Serv.		
	Conf. Screen		
	Letters		
	Duties/Supp		
	Objections		
	Video Receipt		
	CI Report		
	9202		
	Order		
	Aff. Posting		
	Status Rpt		
	UCCJEA		
	Citation		
	FTB Notice		
Reviewed by: skc			
Reviewed on: 7/1/16			
Updates:			
Recommendation:			
File 20- Elm			

21

Natalia Medina (GUARD/P)**Case No. 16CEPR00478**

Petitioner Chavez, Pauline Peggy (Pro Per – Maternal Grandmother – Petitioner)
 Objector Medina, Angelica (Pro Per – Mother – Objector)
 Objector Williams, DeJohn (Pro Per – Father – Objector)

Petition for Appointment of Guardian of the Person

			See petition for details.	NEEDS/PROBLEMS/COMMENTS: 1. Need proof of personal service of Notice of Hearing with a copy of the petition at least 15 days prior to the hearing per Probate Code §1511 on DEJOHN WILLIAMS, Father. 2. Need proof of service of Notice of Hearing with a copy of the petition at least 15 days prior to the hearing per Probate Code §1511 or consent and waiver of notice or declaration of due diligence on paternal grandparents.
	Aff.Sub.Wit.			
✓	Verified			
	Inventory			
	PTC			
	Not.Cred.			
✓	Notice of Hrg			
✓	Aff.Mail	W		
	Aff.Pub.			
	Sp.Ntc.			
✓	Pers.Serv.	W		
✓	Conf. Screen			
✓	Letters			
✓	Duties/Supp			
✓	Objections			
	Video Receipt			
✓	CI Report			
✓	Clearances			
✓	Order			
	Aff. Posting			
	Status Rpt			
✓	UCCJEA			
	Citation			
	FTB Notice			
			Reviewed by: skc	
			Reviewed on: 7/5/16	
			Updates:	
			Recommendation:	
			File 21- Medina	

21

DOD: 03/19/2016		SHAMEKA DAY, granddaughter, requests appointment as Administrator without bond.	NEEDS/PROBLEMS/COMMENTS:
		Full IAEA - ?	1. The filing fee was initially waived for this petition; however, the fee will be due prior to distribution pursuant to Government Code §68637. (Filing fee is \$435.00)
Cont. from		Decedent died intestate	2. Need Affidavit of Publication.
	Aff.Sub.Wit.		
✓	Verified	Residence: Fresno Publication: Need	3. Need waiver of bond on mandatory Judicial Council Form or bond in the amount of \$77,000.00.
	Inventory		
	PTC	<u>Estimated value of the Estate:</u> Personal property - \$2,000.00 Real property - \$75,000.00 Total - \$77,000.00	4. Need Duties & Liabilities of Personal Representative, Mandatory Judicial Council Form DE-147.
	Not.Cred.		
	Notice of Hrg	Probate Referee: Steven Diebert	5. Need Confidential Supplement to Duties & Liabilities of Personal Representative, Mandatory Judicial Council Form DE-147S.
	Aff.Mail		
	Aff.Pub.	6. Need date of death of the deceased spouse pursuant to Local Rule 7.1.1D.	7. Need date of death of Wanda Brown Atchison, deceased daughter, pursuant to Local Rule 7.1.1D.
	Sp.Ntc.		
	Pers.Serv.	8. Need Notice of Petition to Administer Estate.	9. Need proof of service of the Notice of Petition to Administer Estate pursuant to Probate Code §8110 on Anna Marie Brown.
	Conf. Screen		
	Letters	10. Need Order.	11. Need Letters.
	Duties/Supp		
	Objections	<u>Please see additional page</u>	
	Video Receipt		
	CI Report	Reviewed by: LV	
	9202	Reviewed on: 07/05/2016	
	Order	Updates:	
		Recommendation:	
	Aff. Posting	File 22- Wilson	
	Status Rpt		
	UCCJEA		
	Citation		
	FTB Notice		

Note: If the petition is granted status hearings will be set as follows:

• **Monday, 08/15/2016 at 9:00a.m. in Dept. 303** for the filing of the Bond **and**

Monday, 12/12/2016 at 9:00a.m. in Dept. 303 for the filing of the inventory and appraisal **and**

• **Monday, 09/11/2017 at 9:00a.m. in Dept. 303** for the filing of the first account and final distribution.

Pursuant to Local Rule 7.5 if the required documents are filed 10 days prior to the hearings on the matter the status hearing will come off calendar and no appearance will be required.

Ex Parte Hearing - Order to Show Cause on Quality Loan Service Corp

DOD: 5/9/15		RESTRAINING ORDER EXPIRES 6/6/16, extended to 7/11/16 ARDITH FAYE LANTHIER , Daughter, is Petitioner. Petitioner filed a Petition for Probate of Will that is set for hearing on 7/7/16. The petition estimates the estate to contain real property valued at \$160,000.00, encumbered for \$80,000.00, among other assets. The decedent's Will dated 5/1/15 makes a specific devise of real property located at 1462 Gary Street in Selma to Ms. Lanthier.	NEEDS/PROBLEMS/COMMENTS: <u>Minute Order 6/6/16:</u> The Court extends the orders until 7/11/16. <u>Note:</u> Hearing on Petition for Probate of Will and for Letters Testamentary is scheduled for 7/7/16. <u>Note:</u> As of 7/1/16, no opposition has been filed. <u>Note:</u> If extended need proposed order.
Cont. from 060616			
<input type="checkbox"/>	Aff.Sub.Wit.		
<input checked="" type="checkbox"/>	Verified		
<input type="checkbox"/>	Inventory		
<input type="checkbox"/>	PTC		
<input type="checkbox"/>	Not.Cred.		
<input type="checkbox"/>	Notice of Hrg		
<input checked="" type="checkbox"/>	Aff.Fax		
<input type="checkbox"/>	Aff.Pub.		
<input type="checkbox"/>	Sp.Ntc.	Concurrently with the Petition for Probate of Will, Petitioner also filed an Ex Parte Application for Order to Show Cause and Temporary Restraining Order to Stay Foreclosure; Memorandum of Points and Authorities in Support; Declaration of Ardith Faye Lanthier. Certification Re Notice was filed 5/26/16. The application stated foreclosure sale was scheduled for 5/31/16 and an order staying the sale was necessary to preserve the status quo, to preserve the main asset of the estate, and to prevent irreparable harm pending payoff of the subject loan.	Order entered 5/27/16 set the instant hearing re Order to Show Cause as to Quality Loan Service Corp., Compu-Link Corporation dba Celink, and American Advisors Group to show cause why a preliminary injunction should not be issued.
<input type="checkbox"/>	Pers.Serv.		
<input type="checkbox"/>	Conf. Screen		
<input type="checkbox"/>	Letters		
<input type="checkbox"/>	Duties/Supp		
<input type="checkbox"/>	Objections		
<input type="checkbox"/>	Video Receipt		
<input type="checkbox"/>	CI Report		
<input type="checkbox"/>	9202		
<input type="checkbox"/>	Order		
<input type="checkbox"/>	Aff. Posting		Reviewed by: skc Reviewed on: 7/1/16 Updates: Recommendation: File 23- Fowler
<input type="checkbox"/>	Status Rpt		
<input type="checkbox"/>	UCCJEA		
<input type="checkbox"/>	Citation		
<input type="checkbox"/>	FTB Notice		
		Pending the hearing, Quality Loan Service Corp., Compu-Link Corporation dba Celink, and American Advisors Group are ordered to cease and desist proceeding with any foreclosure sale related to the real property located at 1462 Gary Street in Selma.	
		The order specified service by facsimile at least three court days prior to the hearing, which is evidenced by Proof of Service filed 5/31/16. <u>SEE PAGE 2</u>	

Page 2

Memorandum of Points and Authorities provides history as follows: Upon the decedent's death, Petitioner examined her father's papers and located a trust he had established and believed title to the house was held in the name of the trust. Petitioner was aware that the lender herein, American Advisors Group, had lent money to her father on the basis of a reverse mortgage and that the loan would need to be repaid. She began efforts to obtain refinancing and did obtain approval for a loan; however, she then found out that the property was never put into her father's trust. In order to obtain the money necessary to pay off the loan, title to the property would need to be in her name. Therefore, the petition for probate has been opened to accomplish transfer of the title; however, time has run out.

A trustee's sale is presently set for 5/31/16 at 10:00 am. Arrangements for financing have been made and Petitioner believes such financing will provide funding to allow the subject loan to be paid within 30 days.

Petitioner had all but completed the process when it was determined that a probate would be necessary. There is a large equity cushion given that the amount due under the reverse mortgage is approx. \$80,000, and the property itself is worth \$160,000 or more. Once the property is transferred the refinancing process should be completed without delay.

A further reasonable delay is required by principals of good faith and fair dealing that are also a part of the reverse mortgage contract on which the foreclosure action is based. It would be inequitable and contrary to the contract made with the decedent for a foreclosure to take place where the decedent's heir is ready, willing, and able to refinance and keep the property in accordance with the decedent's wishes and where the decedent was led to believe that his heir would be allowed to do so.

Petitioner states injunction is a well-recognized remedy to prevent an unwarranted foreclosure; good faith and fair dealing requirements under the contract and HUD regulations require that the sale be postponed; and injunction must issue when applicant establishes probability of success and will suffer more harm from denial than Respondents will suffer from grant. See authority cited.

Petitioner respectfully requests that this Court issue a Temporary Restraining Order restraining Quality Loan Service Corp., Compu-Link Corporation dba Celink, and American Advisors Group from proceeding with the foreclosure against the subject property.

24 Norrell Stuart Nelson (Estate)**Case No. 16CEPR00569****Petitioner Nelson, Brynne F. (Pro Per – Petitioner – Sister)****Petition for Letters of Administration and Authorization under IAEA**

DOD: 05/12/2015		BRYNNE F. NELSON , sister, is petitioner and requests appointment as Administrator without bond.	NEEDS/PROBLEMS/COMMENTS:
			1. The filing fee was initially waived for this petition; however, the fee will be due prior to distribution pursuant to Government Code §68637. (Filing fee is \$435.00) 2. Need Affidavit of Publication. 3. Need Order. <u>Note: If the petition is granted status hearings will be set as follows:</u> • Monday, 12/12/2016 at 9:00a.m. in Dept. 303 for the filing of the inventory and appraisal <u>and</u> • Monday, 09/11/2017 at 9:00a.m. in Dept. 303 for the filing of the first account and final distribution. Pursuant to Local Rule 7.5 if the required documents are filed 10 days prior to the hearings on the matter the status hearing will come off calendar and no appearance will be required.
		Full IAEA - ?	
Cont. from		Decedent died intestate	
<input type="checkbox"/>	Aff.Sub.Wit.		
<input checked="" type="checkbox"/>	Verified		
<input type="checkbox"/>	Inventory	Residence: Fresno Publication: Need	
<input type="checkbox"/>	PTC		
<input type="checkbox"/>	Not.Cred.		
<input type="checkbox"/>	Notice of Hrg	n/a	
<input type="checkbox"/>	Aff.Mail	n/a	
<input type="checkbox"/>	Aff.Pub.		
<input type="checkbox"/>	Sp.Ntc.		
<input type="checkbox"/>	Pers.Serv.		
<input type="checkbox"/>	Conf. Screen		
<input checked="" type="checkbox"/>	Letters		
<input checked="" type="checkbox"/>	Duties/Supp		
<input type="checkbox"/>	Objections		
<input type="checkbox"/>	Video Receipt		
<input type="checkbox"/>	CI Report		
<input type="checkbox"/>	9202		
<input type="checkbox"/>	Order	x	
<input type="checkbox"/>	Aff. Posting		
<input type="checkbox"/>	Status Rpt		
<input type="checkbox"/>	UCCJEA		
<input type="checkbox"/>	Citation		
<input type="checkbox"/>	FTB Notice		
			Reviewed by: LV Reviewed on: 07/05/2016 Updates: Recommendation: File 24- Nelson

24**Dept. 303, 9:00 a.m. Monday, July 11, 2016**

Petition to Determine Succession to Real Property

DOD: 2/21/16			THURSTON HADLEY, JR., BRENDA COOKSON, and MARK HADLEY , children, are Petitioners. 40 days since DOD No other proceedings I&A: \$135,000.00 (Real property located at 633 E. Brown in Fresno) Decedent died intestate Petitioners request Court determination that the decedent's 100% fee simple interest in the real property passes to them in 1/3 interests each.	NEEDS/PROBLEMS/COMMENTS:
	Aff.Sub.Wit.			
✓	Verified			
✓	Inventory			
	PTC			
	Not.Cred.			
N/A	Notice of Hrg			
	Aff.Mail			
	Aff.Pub.			
	Sp.Ntc.			
	Pers.Serv.			
	Conf. Screen			
	Letters			
	Duties/Supp			
	Objections			
	Video Receipt			
	CI Report			
	9202			
✓	Order			
	Aff. Posting			
	Status Rpt			
	UCCJEA			
	Citation			
	FTB Notice			
			Reviewed by: skc	
			Reviewed on: 7/5/16	
			Updates:	
			Recommendation: SUBMITTED	
			File 25- Hadley	

Petitioner

Cruz, Siegfried (Pro Per Petitioner)

Petitioner

Cruz, Elsa (Pro Per Petitioner)

Petition to Determine Succession to Real Property

DOD: 4/7/16		SIEGFRIED CRUZ and ELSA CRUZ are Petitioners. (Relationship not stated) 40 days since DOD I&A: Need Decedent died intestate Petitioners request that the decedent's real and personal property (not described) pass to them and additional people as follows: Siegfried Cruz Elsa Cruz Ruth Cruz Georgiana Cruz Eubanks	NEEDS/PROBLEMS/COMMENTS: NEED AMENDED PETITION due to, but not limited to, the following issues: 1. Petitioners do not state their relationship to the decedent and do not include Attachment 14 indicating all relatives and their relationship to the decedent. <u>Note:</u> All heirs entitled to succeed to the real property and personal property must petition together. Probate Code §13152(a). 2. Petition is blank at #9a(2) re spouse – divorced or never married, or deceased. If deceased, need date of death per Local Rule 7.1.1.D. 3. Need Inventory and Appraisal. Probate Code §13152(a)(2). 4. Need Attachment 11 describing the real (and personal, if included) property and stating the decedent's interest in all assets. 5. #13 is incomplete – it indicates that assets should pass to five people, but does not indicate in what interests. Also, per #1, it is unclear who everyone is. 6. As stated in #1, need Attachment 14. 7. The petition is blank at #5 re intestate or testate, but at #12 indicates no will, and at #15 states Siegfried Cruz is named as executor in the decedent's will. Need clarification: Did the decedent have a will? If so, the original should be deposited per §8200 and a copy should be attached to the petition per §13152(c). 8. Need order. Local Rule 7.1.1.F. <u>Note:</u> Upon further review of amended petition, additional issues may be identified.
Aff.Sub.Wit.			
✓ Verified	x		
Inventory			
PTC			
Not.Cred.			
Notice of Hrg	x		
Aff.Mail			
Aff.Pub.			
Sp.Ntc.			
Pers.Serv.			
Conf. Screen			
Letters			
Duties/Supp			
Objections			
Video Receipt			
CI Report			
9202			
Order	x		
Aff. Posting			
Status Rpt			
UCCJEA			
Citation			
FTB Notice			
		Reviewed by: skc Reviewed on: 7/5/16 Updates: Recommendation: File 26- Cruz	

Petition for Appointment of Probate Conservator of the Person

			See petition for details.	NEEDS/PROBLEMS/COMMENTS: Court Investigator advised rights on 6/14/16 Voting rights affected – need minute order.
	Aff.Sub.Wit.			
✓	Verified			
	Inventory			
	PTC			
	Not.Cred.			
✓	Notice of Hrg			
✓	Aff.Mail	W		
	Aff.Pub.			
	Sp.Ntc.			
✓	Pers.Serv.	W		
✓	Conf. Screen			
✓	Letters			
✓	Duties/Supp			
	Objections			
✓	Video Receipt			
✓	CI Report			
	9202			
✓	Order			
	Aff. Posting			
	Status Rpt			
	UCCJEA			
✓	Citation			
	FTB Notice			
			Reviewed by: skc	
			Reviewed on: 7/5/16	
			Updates:	
			Recommendation:	
			File 27- Ramirez	